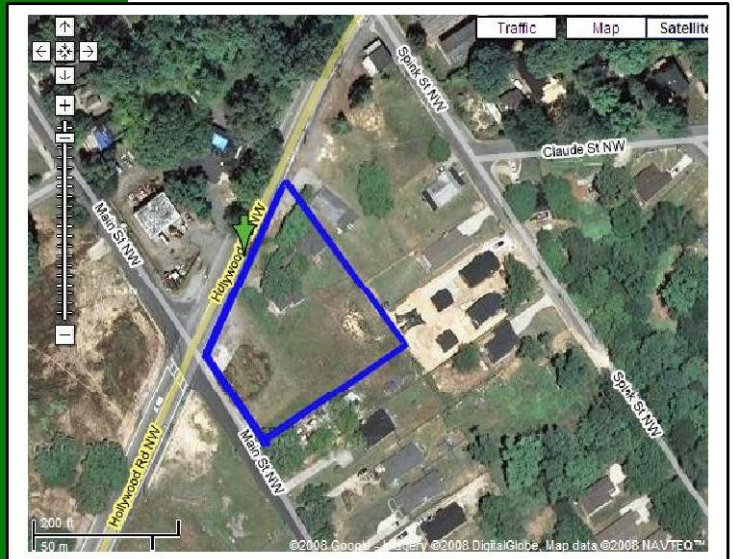


1.05 +/- ACRES LEVEL CORNER LOT ZONED MIXED USE IN RIVERSIDE

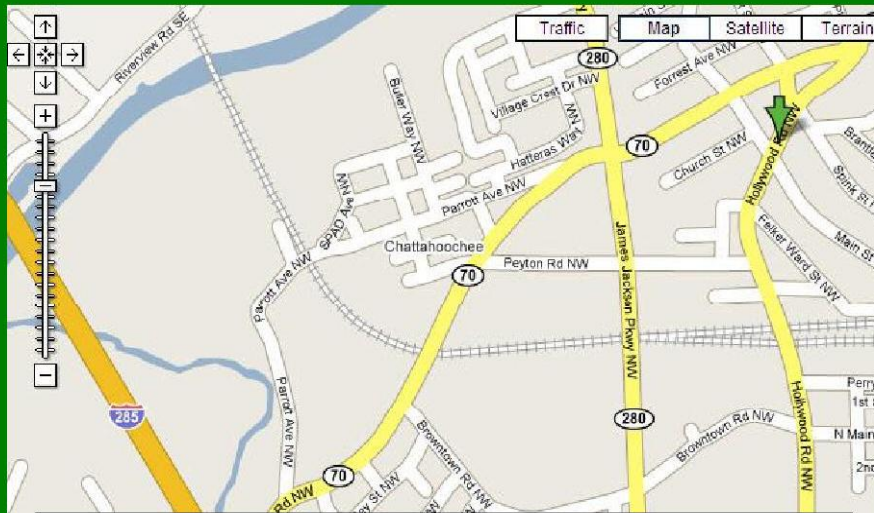
- Prime Corner Lot in Hot Riverside Market
- Site Plan for 39,000 SF Residential with 58 Parking Spaces
- 3,400 +/- SF Retail Site Plan w/ 58 Parking Spaces
- Zoning in Place for Mixed Use with 21 Town Homes (C-1 City of Atlanta)
- New Mixed Use Chattahoochee Station Planned Directly Across from Property Based on Successful Kirkwood Station Development

Hollywood Road and Main Street
Atlanta, GA 30318



\$875,000

FAX-ON-DEMAND INFO PACKAGE W/ SURVEY:
CALL 1-877-568-4636 EXT 735

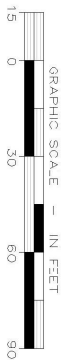


Location:
From Atlanta, take I-75 North to Exit 254 for Moores Mill Rd. Turn right at Moores Mill Rd, NW. Turn Right at Bolton Rd. Slight left onto Hollywood Rd. Property on left. See yellow Fitzgerald Land & Commercial Sign.



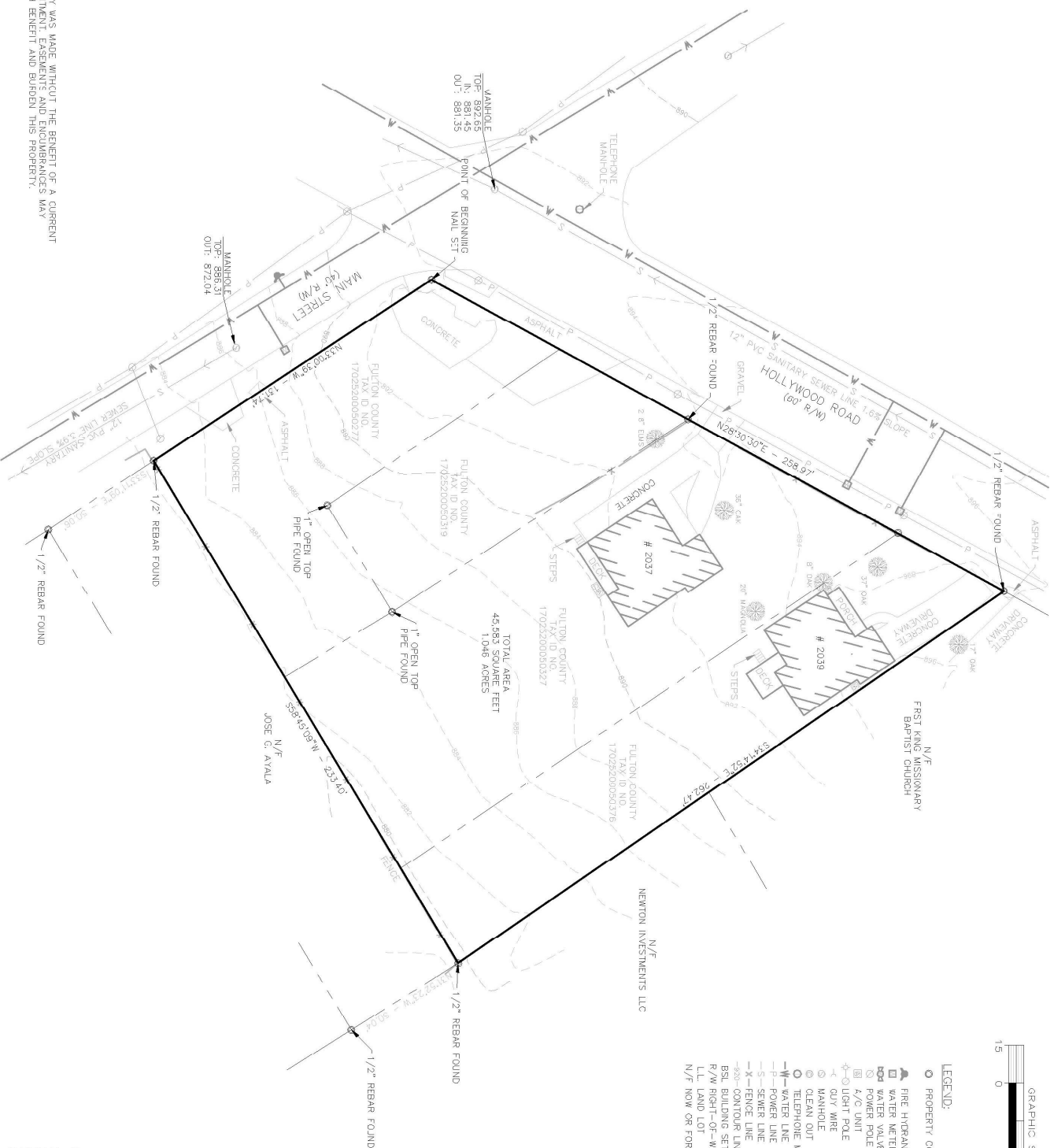
**FITZGERALD LAND
& COMMERCIAL REALTY**

MIKE FITZGERALD, LAND BROKER
TEL (404) 603-5460
FAX (404) 603-5468
MIKE@FITZGERALDLAND.COM
WWW.FITZGERALDLAND.COM



LEGEND:

- PROPERTY CORNER (AS NOTED)
- ▲ FIRE HYDRANT
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ POWER POLE
- ⊠ A/C UNIT
- ⊠ LIGHT POLE
- OUT WIRE
- MANHOLE
- TELEPHONE MANHOLE
- WATER LINE
- POWER LINE
- SEWER LINE
- FENCE LINE
- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY
- LL LAND LOT
- N/F NOW OR FORMERLY



BOUNDARY REFERENCE:
 DEED BOOK 17180, PAGE 215;
 DEED BOOK 42019, PAGE 505;
 DEED BOOK 42519, PAGE 536;
 DEED BOOK 42519, PAGE 541;
 PLAT BOOK , PAGE 43.

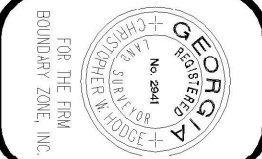
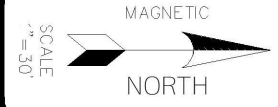
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THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 8885.953000 FEET TOTAL STATION.
 THE FIELD DATE UPON WHICH THIS MAP OR PLAT IS BASED AS A BASIS FOR THE SURVEY IS 10/26/06. THE FIELD DATE UPON WHICH THIS MAP OR PLAT IS BASED AS A BASIS FOR THE SURVEY IS 10/26/06. THE FIELD DATE UPON WHICH THIS MAP OR PLAT IS BASED AS A BASIS FOR THE SURVEY IS 10/26/06. THE FIELD DATE UPON WHICH THIS MAP OR PLAT IS BASED AS A BASIS FOR THE SURVEY IS 10/26/06.

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

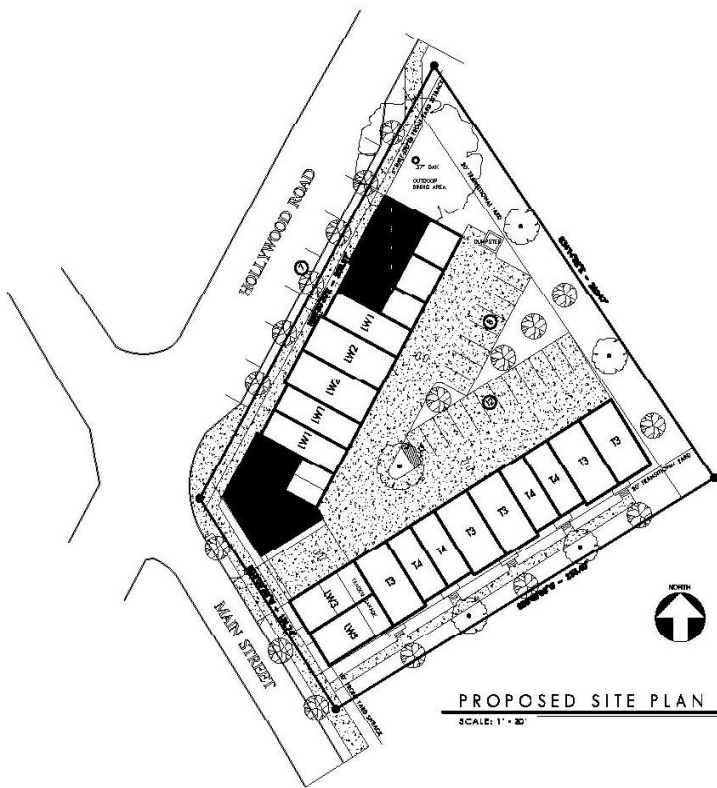
PREPARED FOR PETER VON WISMAR
 LAND LOT 252, 17TH DISTRICT,
 FULTON COUNTY, GEORGIA - 10/26/06



FOR THE FIRM
 BOUNDARY ZONE, INC.

BOUNDARY ZONE, INC.
 LAND SURVEYING SERVICES
 4196 SOUTH LEE STREET, SUITE 1
 BU-FORD, GEORGIA 30518
 770-271-5772 - WWW.BOUNDARYZONE.COM

PROJECT 0653101
 SHEET 1 OF 1



PROPOSED SITE PLAN
SCALE: 1" = 30'

DEVELOPMENT DATA

LOT AREA: 45,083 S.F.
 GROSS LOT AREA: 36,410 S.F.
 CURRENT ZONING: C-1
 496 FAR = 36,410 SF = 39,469 S.F. ALLOWABLE RESIDENTIAL
 1.0 FAR = 45,083 SF = 41,184 S.F. ALLOWABLE COMMERCIAL
 PROPOSED RESIDENTIAL SQUARE FOOTAGE: 34,596 S.F.
 PROPOSED COMMERCIAL SQUARE FOOTAGE: 3,400 S.F.

PARKING DATA

	REQUIRED	PROVIDED
COMMERCIAL:	25 SPACES	18 ON-SITE + 7 ON-STREET <small>(PROVIDED BY ADJACENT PROPERTY)</small>
RESIDENTIAL:	21 SPACES	2 ON-SITE + 31 GARAGE
TOTAL:	46 SPACES	58 SPACES

UNIT BREAKDOWN

- ALL UNITS ARE 2-STORY

- RESIDENTIAL**
- (1) 1W1 UNITS - 2 BR LIFESTYLE W/ OFFICE (4- 1600 SF)
 - (2) 1W2 UNITS - 2 BR LIFESTYLE W/ OFFICE (4- 2300 SF)
 - (3) 1W3 UNITS - 2 BR LIFESTYLE W/ OFFICE (4- 2000 SF)
 - (4) 1W4 UNITS - 2 BEDROOM TOWNHOUSE (4- 1800 SF)
 - (5) 1W5 UNITS - 2 OR 3 BEDROOM TOWNHOUSE (4- 1800 SF)
 - (6) 1W6 UNITS - 2 BEDROOM TOWNHOUSE (4- 2000 SF)
 - (7) 1W7 UNITS - 2 BEDROOM TOWNHOUSE (4- 1600 SF)
 - (8) 1W8 UNITS - 2 BEDROOM TOWNHOUSE (4- 2400 SF)
- TOTAL 21 UNITS 39,000 SQUARE FEET

- COMMERCIAL**
- (1) OFFICE/RETAIL SPACE (4- 1900 SF)
 - (1) RESTAURANT/CAFE SPACE (4- 1300 SF + OUTDOOR SEATING)
- TOTAL 2 UNITS 3,400 SQUARE FEET

TOTAL PROJECT SQUARE FOOTAGE: 42,400 S.F.

12.1.06

A NEW PETER VON WISMAR DEVELOPMENT

HOLLYWOOD TOWNHOMES

HOLLYWOOD ROAD AND MAIN STREET, ATLANTA, GEORGIA

SHEET TITLE
 PROPOSED SITE PLAN

PROJECT NO.
 DATE
 REVISIONS

SP.1